

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

August 7, 2006

CALL TO PODIUM:

Fred Felton
Assistant City Manager

RESPONSIBLE STAFF:

Fred Felton
Assistant City Manager

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	7/17/06
Advertised	7/19/06
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE:

An Ordinance To Amend Chapter 13 Of The City Code Entitled "Landlord Tenant Relations," To Create A New Section 13-38 Entitled "Relocation Assistance" So As To Require Multi-Family Property Owners To Provide Additional Relocation Assistance To Tenants Displaced By Redevelopment

SUPPORTING BACKGROUND:

As you will recall, Chapter 53A of the County Code, applicable in the City pursuant to Chapter 2 of the City Code, requires property owners to provide an amount equal to two (2) month's rent to tenants who are displaced by redevelopment or condominium conversion.

When RST Development received approval to redevelop West Deer Park Apartments, they ultimately agreed to provide three and one half (3 ½) month's rent in relocation assistance to tenants, and these additional funds were very helpful. The additional assistance will help with costs for increased relocation expenses and more expensive down payments.

The potential exists that a number of multi-family communities in the City could be redeveloped in the near future, and staff believes that the existing County requirement of two (2) months rent as relocation assistance would not be adequate to prevent hardships for many of these potentially displaced tenants.

The attached ordinance would require property owners to pay an additional one and one half (1 ½) month's rent to each leaseholder displaced by pending demolition or redevelopment.

DESIRED OUTCOME:

Hold Public Hearing. Staff recommends that the Mayor and City Council vote to hold the record open until Wednesday, August 16, 2006 at 5 pm. Final action is anticipated on August 21, 2006.

The Gazette Newspapers

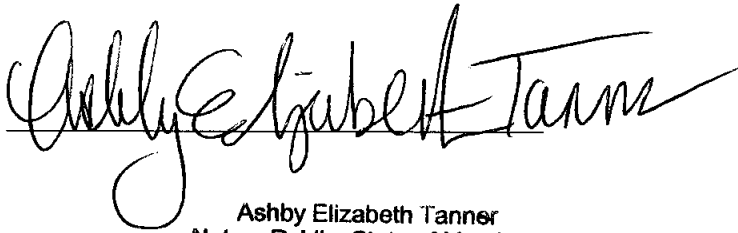
9030 Comprint Court, Gaithersburg, Maryland 20877, 301-670-2544

CERTIFICATION OF PUBLICATION

THIS IS TO CERTIFY THAT THE ANNEXED LEGAL ADVERTISEMENT HAS BEEN PUBLISHED
IN THE GAZETTE NEWSPAPERS FOR THE NUMBER OF INSERTIONS INDICATED BELOW.

NOTICE: RELOCATION ASSISTANCE

Gazette Legal Advertising Department



Ashby Elizabeth Tanner
Notary Public, State of Maryland
Montgomery County
My Commission Expires April 6, 2010

Copy of Ad attached

Ad Order Number: 0010488973 - 1492078

Dates: St.: 7/19/06 End: 7/19/06 Ins.: 1

NOTICE OF PUBLIC HEARING

The Mayor and City Council of the City of Gaithersburg will hold a public hearing on:

MONDAY
August 7, 2006
7:30 P.M.

or as soon thereafter as it can be heard in the Council Chambers at City Hall, 31 South Summit Avenue, Gaithersburg, Maryland on the following:

An Ordinance to Amend Chapter 13 of the City Code Entitled "Landlord Tenant Relations," to Create a New Section 13-38 Entitled "Relocation Assistance" so as to Require Multi-Family Property Owners to Provide Additional Relocation Assistance to Tenants Displaced by Redevelopment

Further information may be obtained from the City Manager's Office, 31 South Summit Avenue between the hours of 8 a.m. and 5 p.m., Monday through Friday.

David B. Humpton
City Manager

10488973

1492078

(7-19-06)

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 13
OF THE CITY CODE ENTITLED "LANDLORD TENANT RELATIONS," TO CREATE A
NEW SECTION 13-38 ENTITLED "RELOCATION ASSISTANCE" SO AS TO REQUIRE
MULTI-FAMILY PROPERTY OWNERS TO PROVIDE ADDITIONAL RELOCATION
ASSISTANCE TO TENANTS DISPLACED BY REDEVELOPMENT

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, in
public meeting assembled, that Chapter 13 of the City Code is hereby amended to read
as follows:

CHAPTER 13
LANDLORD TENANT RELATIONS

* * * * *

Sec. 13-38. Relocation Assistance – Demolition or Redevelopment.

In addition to any relocation assistance required by Chapter 53A of the Montgomery County Code, applicable in the City pursuant to Chapter 2 of the City Code, the owner of any multi-family rental building containing four (4) or more rental units shall be required to pay each lease holder an amount equal to one and one-half months current rent within three (3) business days of vacating if the lease holder is required to vacate due to pending demolition or redevelopment of the property. In the event a lease holder is delinquent in rent when they vacate the premises, the property owner may reduce the relocation assistance payment by the amount of the delinquency.

* * * * *

ADOPTED, this ____ of ____, 2006 by the City Council of Gaithersburg, Maryland.

SIDNEY A. KATZ, Mayor and
President of the City Council

DELIVERED to the Mayor of the City of Gaithersburg, Maryland, this ____ day of____, 2006. APPROVED/VETOED by the Mayor of the City of Gaithersburg, this ____ day of____, 2006.

Sidney A. Katz, Mayor

THIS IS TO CERTIFY that the foregoing ordinance as adopted by the City Council of Gaithersburg, in public meeting assembled, on the ____ day of _____, 2006 and that the same was approved/vetoed by the Mayor of the City of Gaithersburg on the ____ day of _____, 2006. This Ordinance will become effective on the ____ day of _____, 2006.

David B. Humpton, City Manager